

REGENTS PARK ROAD, LONDON, N3  
£600,000 LEASEHOLD

**A MODERN, SPACIOUS, TWO BEDROOM,  
PURPOSE BUILT APARTMENT.**

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## DESCRIPTION:

A two bedroom, fourth floor flat, (lift in block), set in this modern block, consisting of one, two and three bedroom apartments. The apartment is designed and specified to provide open-plan living space, with emphasis on style, modernity, and the optimal use of space and light. Gateway House is an outstanding development located in the heart of Finchley Central, within 161 metres from Finchley Central Underground station, as well as many fashionable shops, cafes, restaurants and recreational parkland, such as Stephens House & Gardens. This wonderful property comprises of circa 750 sq.ft of living space and comprises open plan living/dining/fitted kitchen, two double bedrooms, fitted bathroom, utility cupboard, access to a private balcony and ample storage throughout.

Further benefits include lift-in-block and an allocated parking space.

Offered on a chain free basis

## AT A GLANCE

- Modern Development
- Fourth floor
- Open plan living
- Modern fitted kitchen & bathroom
- Two double bedrooms
- Lift-in-Block
- Allocated parking space
- Private Balcony
- Offered on Chain free basis



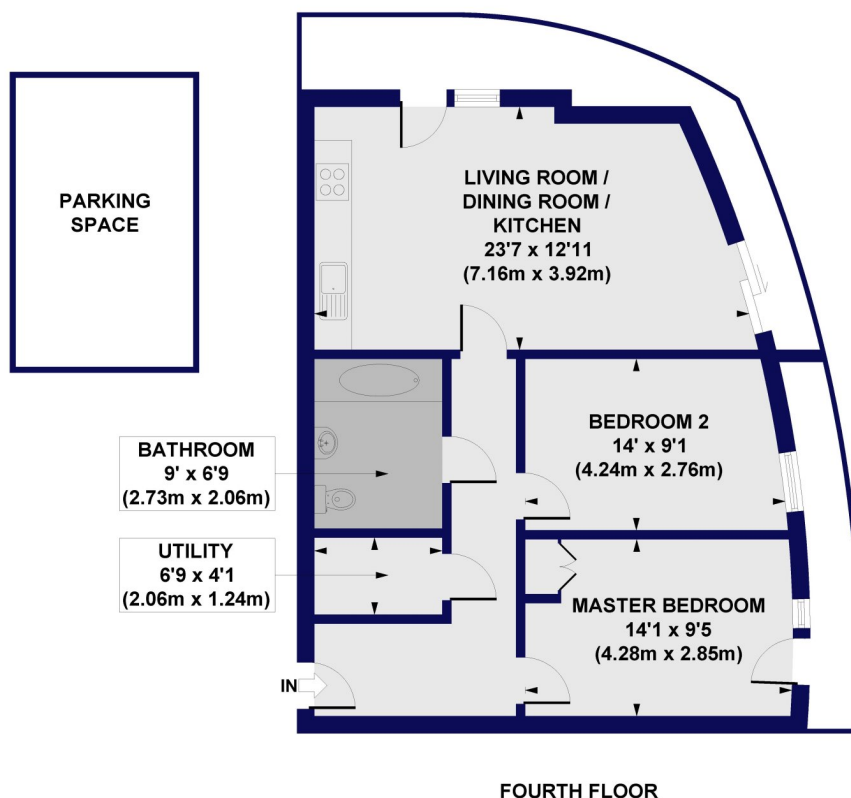
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**Gateway House, Regents Park Road, N3**  
 Approx. Gross Internal Floor Area 752 sq. ft / 69.84 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Service Charge:** £2707.70 per annum

**Ground Rent:** £ 400 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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